

IN THE CLAIMS:

Set forth below in ascending order, with status identifiers, is a complete listing of all claims currently under examination. Changes to any amended claims are indicated by strikethrough and underlining. This listing also reflects any cancellation and/or addition of claims.

1. (Currently amended) A method for determining a room rate for a guest, comprising ~~the steps of:~~

receiving guest information from a first guest, said guest information including at least one of a name, a market segment, and a point of origin;

receiving a first room request from said first guest, said first room request including at least one of an arrival date, a length of stay, and a room feature; and

determining a first room rate for said first guest based on a comparison between said guest information and historical information associated with similar guests and a comparison between said first room request and a forecast of demand for a similar request, said forecast of demand based on historical data.

2. (Currently amended) The method of claim 1, further comprising ~~the steps of:~~

receiving guest information from a second guest;

receiving a second room request from said second guest, said second room request similar to said first room request; and

determining a second room rate for said second guest based on a comparison between said guest information and historical information associated with similar guests and a comparison between said second room request and said forecast of demand for a similar request, said first room rate different from said second room rate.

3. (Currently Amended) The method of claim 1, further comprising ~~the steps of:~~

receiving guest information from a second guest, said guest information from said second guest similar to said guest information from said first guest;

receiving a second room request from said second guest; and

determining a second room rate for said second guest based on a comparison between said guest information and historical information associated with similar guests and a comparison between said second room request and said forecast of demand for a similar request, said first room rate different from said second room rate.

4. (Previously presented) The method of claim 1, wherein said room request includes an arrival date, a length of stay, and at least one room attribute.

5. (Currently Amended) The method of claim 4, further comprising, before said ~~step of~~ determining, ~~the steps of~~:

organizing an inventory of hotel rooms as a plurality of attribute combinations, wherein a first attribute combination represents a second attribute combination and a third attribute combination, wherein said second attribute combination is different from said third attribute combination;

determining a number of rooms in said inventory represented by each of said attribute combinations;

identifying each of said plurality of attribute combinations that corresponds to said at least one room attribute in said room request; and

determining whether said room request can be met from said inventory based on a number of rooms available for each identified attribute combination.

6. (Currently amended) The method of claim 5, further comprising ~~the step of~~ adjusting said number of rooms available for each identified attribute combination if said room request can be met from said inventory.

7. (Previously presented) The method of claim 5, further comprising denying said room request if said room request cannot be met from said inventory.

8. (Previously presented) The method of claim 6, wherein said number of rooms available includes an allowed number of overbooked rooms.

9. (Previously presented) The method of claim 6, wherein said number of rooms available is based on said forecast of demand.

10. (Previously presented) The method of claim 6, wherein said first room rate is further based on said number of rooms available.

11. (Withdrawn) A system for managing reservations comprising:

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a centralized database including information for a first lodging property and a second lodging property, said lodging properties each including an inventory of rooms, said first lodging property associated with a first external database regarding its inventory of rooms, said second lodging property associated with a second external database regarding its inventory of rooms, said information including availability information and pricing information regarding each of said inventory of rooms; and

a reservations management system, coupled to said centralized database, including:

means for communicating with a first reservation system,

means for communicating with a second reservation system different from said first reservation system, whereby a reservation is made for either of said inventory of rooms using either of said reservation systems,

means for updating said information in said centralized database regarding said reservation, and

means for updating information in each of said first and second external databases, said information similar to said updated information in said centralized database.

12. (Withdrawn) The system of claim 11, wherein said first reservation system comprises a property management system that controls an inventory of a hotel or a hotel chain.

13. (Withdrawn) The system of claim 11, wherein said first reservation system comprises a global distribution system.

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14. (Withdrawn) The system of claim 11, wherein said first reservation system comprises a reservation agent terminal.
 15. (Withdrawn) The system of claim 11, wherein said first reservation system comprises a direct access client.
 16. (Withdrawn) The system of claim 11, wherein said first reservation system is a web server coupled to a web browser.
 17. (Withdrawn) The system of claim 11, wherein said reservations management system further comprises means for calculating a room rate.
 18. (Withdrawn) The system of claim 11, wherein said reservations management system further comprises means for querying said centralized database regarding said inventories of rooms.
 19. (Withdrawn) The system of claim 11, wherein said reservations management system further comprises means for booking a room from said inventories of rooms.
 20. (Withdrawn) The system of claim 11, wherein said reservations management system further comprises means for managing yield.
 21. (Withdrawn) The system of claim 11, wherein said means for communicating with said first reservation system includes a first interface that interfaces said first reservation system with said reservation management system, wherein said means for communicating with said second reservation system includes a second interface that interfaces said second reservation system with said reservation management system, wherein said first interface translates information between a format associated with said reservation management system and a first format associated with said first reservation system, and wherein said second interface translates information between said format associated with said reservation management system and a second format associated with said second reservation system.